

(8-86)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section _____ Page _____

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 16000376

Date Listed: 06/13/2016


Hotel Dale
Property Name

Texas
County

OK
State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

6/13/2016

Date of Action

=====

Amended Items in Nomination:

Geographical Data:

The correct Longitude coordinate should read: -101.482501

These clarifications were confirmed with the OK SHPO office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

National Register of Historic Places Registration Form

National Register of Historic Places
National Park Service

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Hotel Dale

Other names/site number: Dale Hotel

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 118 Northwest Sixth Street

City or town: Guymon State: OK County: Texas

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

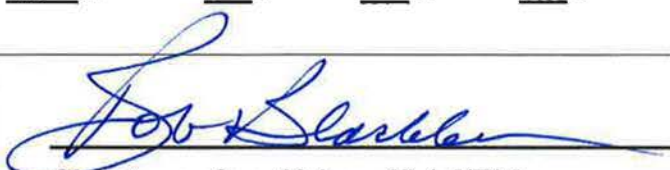
I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B C D

 Signature of certifying official/Title:	Date
State or Federal agency/bureau or Tribal Government	

In my opinion, the property <u> </u> meets <u> </u> does not meet the National Register criteria.	
Signature of commenting official:	Date
Title : State or Federal agency/bureau or Tribal Government	

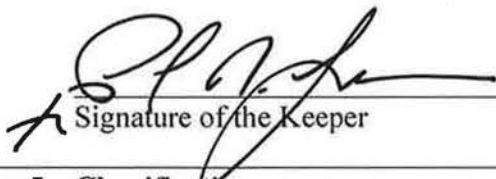
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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____


Signature of the Keeper

6/13/2016
Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC: hotel

Current Functions

(Enter categories from instructions.)

DOMESTIC: Multiple Dwelling
COMMERCE/TRADE: specialty store

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT

Materials: (enter categories from instructions.)

Principal exterior materials of the property: BRICK

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Hotel Dale is a five-story (with a partial basement), Modern Movement styled building situated in downtown Guymon, Texas County, Oklahoma. The building is located on the northeast corner of Sixth and Quinn Streets. Just northwest of the central business district, the building is on the edge between commercial and residential neighborhoods. Adjacent to the north is a parking lot; adjacent to the east across the alley is a new three story apartment building (completed 2015); across the street to the south is a church and to the west are metal buildings. The building was designed as a hotel by Architect Louis C. Williams and constructed in 1949-1950. The orange-red brick building has a flat roof and a concrete foundation. The predominant window type is aluminum framed hung two-over-two with the muntins and glass lights configured horizontally. The mezzanine level (second level) and the first level have different styles and configurations of windows including storefront, clerestory, transoms and picture frame. Much of the building's original historic detailing remains intact including horizontal and vertical concrete bands and contrasting horizontal blond bands. Despite minor storefront changes, the building retains a high degree of integrity, particularly in Modernistic masonry details, façade composition, and the extant double height hotel lobby with distinctive terrazzo floor and original hotel desk.

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Narrative Description

Designed by Oklahoma City Architect Louis C. Williams for owners Jess Moore and E. A. Lewellen¹, the Hotel Dale was constructed in 1949-1950 by E.A. Lewellen. The building is one block west and north of the Guymon's central business district and main north/south thoroughfare. The blocks in the central business district are platted so that lots face Main Street, one block east from the Hotel Dale, are east west running, and a 20 foot wide alley, parallel with Main Street bisects the block from north to south. A paved parking lot is adjacent to the Hotel Dale on the north side. Visible in a historic photograph, at the time of construction there was a single family dwelling north of the building site. Other historic photographs indicate a one story frame building across the street to the west and a one story commercial building across the street to the south. The dwellings and one story commercial building are no longer extant. The lots to the east toward Main Street, formerly a gas station, had been used as a surface parking lot for many years, and now accommodate a newly constructed three story apartment building. The lots at the southwest intersection of Sixth and Quinn Streets are owned by the Victory Memorial United Methodist Church that relocated to and opened the first building on these lots in 1951, a year after the opening of the Hotel Dale. While the setting of Hotel Dale has changed over the past 65 years, the overall central business district remains intact with the same approximate boundaries and the hotel remains the largest building in the vicinity.

The five-story Hotel Dale is rectangular in form and occupies three full lots (75 feet by 140 feet). A center portion of the back (north) elevation is inset at the second floor. Floors 3-5 are inset even further giving the building a "U" shape at these levels with only the first floor of the north elevation set on the property line. In consideration of full lot coverage, the various insets of the north elevation and the 1,800 square foot double height lobby the building accommodates over 50,000 square feet. A wide concrete sidewalk bounds the south (Sixth Street) facing façade with a narrower sidewalk on the west (Quinn Street) side of the building. Angled parking spaces flank the sidewalks on both sides. The building has a flat roof concealed behind a parapet wall on three sides with a slightly projecting brick rowlock cap on the two street elevations and the alley elevation (West, South and East). The building has a concrete foundation and partial basement. Steel components of the structure include columns, beams, joists and corrugated metal floor and roof decks. The floor and roof decks are finished with concrete slabs.

Facade

The first and second levels of the façade are organized into three, nearly equal in width, sections: east, center and west. Each section is distinguished from the others by differences in proportions, finishes, and architectural components. The third through fifth floors are very similar to each other and differentiated from the lower two levels. The first level, is predominantly storefront with clear glass set in clear finished aluminum frames. The remaining parts of the first level façade that are not storefront, are clad with red structural glass (Vitrolite/Carrara type) including an "at-grade," curb height horizontal band that extends for nearly the entire length of the façade and upon which the storefront systems are set.

¹ Two spellings for "Lewellen" were encountered during research efforts. The newspaper consistently used "Lewellyn" while the opening day program used "Lewellen." For the nomination the spelling as printed in the program is used.

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The storefront system of the center section occurs on each side of the centered main building entrance. Each of these two storefront sections are vertically divided into three equal parts. The entrance is a pair of clear finished aluminum framed glass doors. Above the storefront framing is an aluminum band, about one foot tall, that supports a tall clerestory above. Matching the position and width of the aluminum band is a cantilevered horizontal canopy that aligns with the width of the frame for the glass entrance doors and extends out over a portion of the sidewalk. The widened vertical framing of the entrance extends up, as two columns, to the top of the second level, matching the height of the tall clerestory, which in turn matches the height of the two story tall lobby on the interior. Each clerestory section corresponds to a section of the storefront below. Over the entrance, the center clerestory section is divided into two vertical sections. Over the flanking storefront sections, each clerestory section is divided into four equal parts.

The center section of the first and second level façade is set apart from the east section by a column of concrete that at the base is aligned with the building face, and at the top, about 20 feet) projects by about two feet. The top of the concrete column bends toward the west transitioning into a projecting concrete hood and defines the top of the clerestory.

The storefront of the east portion of the façade, is divided into three sections by vertical bands of red structural glass with an additional vertical band of red structural glass at the east building corner. The two easternmost storefront sections are mirror images of each other with an aluminum framed glass door for each at the abutting sides and two vertical sections of storefront on the outer sides. Each of these storefront sections has a transom divided vertically into four equal parts. The third storefront section is west of the other two and adjacent to the center portion of the façade. It is offset from the other storefront sections by a wider vertical band of red structural glass. This storefront section, which has a transom divided into three equal parts, is narrower than the others to the east with two vertical sections of storefront and an aluminum framed glass door occurring on the west end. This narrow storefront section is offset from the concrete column that separates the east portion of the façade from the center portion by a section of red structural glass three times wider than the structural glass on its east side. A horizontal cantilevered canopy, at a height and depth similar to the canopy at the main entrance, extends from the east end of the building west to a point one-third the width of the wide portion of structural glass next to the concrete column. The canopy separates the transoms from the storefront and interrupts the vertical bands of structural glass.

The second floor of the east portion of the façade is mostly finished with red, wire cut brick veneer that extends from the top of the transom windows to the bottom of the windows of the third floor. Set within the common bond patterned field of red brick is a picture framed ribbon of windows. The picture frame is made of a slightly projecting, thin concrete band. The window ribbon is divided into two equal parts, which are in turn divided into three equal vertical parts. Each smaller part contains a clear finished, aluminum framed, hung, window with two-over-two horizontal lights. The hung window is flanked by two undivided picture windows. The tops of the windows are nearly aligned with the bottom of the concrete hood at the top of the clerestory of the adjacent center portion of the façade.

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The first level of the façade's west portion is entirely storefront with narrow vertical bands of red structural glass at the east end and the west end, which is also the west building corner. The vertical divisions of the storefront system are symmetrical and of nearly the same width. Three storefront sections are at the middle, then flanked at each end by a clear finished, aluminum framed glass door, in turn then flanked by two additional storefront sections. Each door has a transom, but the storefront sections are continuous from the structural glass clad curb up and even with the top of the door transoms. The west portion of the building façade also has a cantilevered canopy that projects out over a portion of the sidewalk. The canopy is set at a height taller than the other canopies of the other two façade portions by a distance equal to the height of the transoms. The canopy extends the full width of the storefront and beyond the west building corner where it turns the corner and continues for nearly the entire length of the west elevation.

Above the canopy, the lower half of the second level of the west portion of the façade is clad with red wire cut brick veneer. The upper half of the second level has 20 equally spaced, thin, vertical concrete fins. Behind the fins is a ribbon of fixed glazing. The concrete fins do not actually touch the glazing. The tops of the fins are defined by a continuation of the projecting concrete hood that also defines the top of the clerestory of the façade's center portion. Small vertical sections of painted stucco form the book ends of the window ribbon.

The predominant material for the remaining three levels, three through five, is red wire cut brick veneer laid up in common bond. The red brick fills the area from the top of the projecting concrete hood atop the second level openings to the bottom of the blond brick rowlock belt course that serves as the sill for the individual window openings at the third level. There are four blond brick courses atop the rowlock belt course. The tops of the windows are delineated with a continuous concrete hood that extends a short distance at either end past the outer sides of the end window units. Under the concrete hood are three rows of red brick, and under that are two rows of blond brick. There are eleven red brick rows between the top two and bottom four blond brick rows. Eleven individual window openings, three feet wide by five feet tall, are equally distributed along the length of the façade.

The fourth level is an exact match for the third level. The fifth level is a near match for the third and fourth with the exception of ten rows between the blond brick bands and twelve windows nearly evenly distributed along the length of the façade. The windows of the third and fourth floors are in vertical alignment. The fifth floor windows are slightly out of alignment with the lower levels due to the additional window unit.

Above the fifth floor hood are 21 rows of red wire cut brick. Above that are four rows of blond brick. The top of the wall is completed with a blond brick rowlock course that projects from the building face by about an inch.

West Elevation

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The west elevation faces Quinn Street and is a secondary street facing elevation. The first floor of the west elevation features the continuation of the storefront on the west end of the façade. There are 11 clear finished, aluminum framed storefront window sections extending from the south corner toward the north end. Like on the façade, the storefront is set atop a red structural glass clad concrete curb. A slim vertical red structural glass section on the south corner matches the companion on the west corner of the façade. There is a section of red structural glass clad wall adjacent to the storefront on the north end. A solid flat door is positioned north of the storefront within the structural glass clad area. The canopy above the storefront on the façade wraps around to the west elevation and extends from the south end towards the north and terminating about three feet from the north end of the elevation.

The articulation of the second level is similar to the west section of the façade. Above the canopy, the lower half of the second level is clad with red wire cut brick veneer. The upper half of the second level has 31 equally spaced, thin, vertical concrete fins. Behind the fins is a ribbon of fixed glazing that the concrete fins do not actually touch. The tops of the fins are defined by the continuation of the projecting concrete hood from the facade. A vertical section of painted stucco forms matches the same on the west end of the façade and forms the southwest corner of the window ribbon. At the north end of the window ribbon is about seven feet of unfinished concrete block.

As with the façade, the predominant material for the remaining three levels, three through five, is red wire cut brick veneer laid up in common bond. The red and blond brick bands of the façade continue on the west elevation. The concrete hoods also extend continuously across the tops of the windows. The hoods of the west elevation differ from the façade in that the concrete hoods turn down along the vertical outside edge of the windows on each end. The top of the hood turn down matches the projection of the hood, and at the bottom of the window the projection has decreased to be nearly flush with the building wall.

There are five individual window openings and one pair of windows that are relatively equally distributed along the length of the façade. The window pair is at the southern end of the elevation. The next window north of the pair is smaller than the size established by the openings on the façade. The remaining four openings nearly match the size of the openings on the façade.

As with the façade, the fourth level window openings match those of the third. The fifth level is a near match for the third and fourth except that not all of the windows vertically align. All three levels vertically align on the south end and the north end. The windows of the third and fourth floors are in vertical alignment. The four fifth floor windows between the ends are differently spaced and not in vertical alignment with the lower levels.

The top of the wall is finished out in a manner that matches the façade.

North Elevation

The north elevation (back) shares the red wire cut brick veneer of the other elevations, but is more utilitarian in appearance being devoid of accent bands and concrete details found on the other elevations. The first level height of brick is painted. The center third of the overall length

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of the building is inset at the second floor for a distance of about six feet. This same length of inset steps back further at the third, fourth and fifth floors, for a distance of about 20 feet, effectively creating a “U” shaped building plan for the upper three floors. The inset for the fourth and fifth floors matches the third floor inset with one exception; the west corner at the fifth floor inset steps back an additional five feet for a length of about 10 feet. This additional inset acts as a balcony with a short guard wall and no inset at the roof. A similar additional inset occurs at the second floor adjacent to the second floor inset and for the same distance. It is about 15 feet in length and the floors above do not follow this inset but remain in line with the rest of the north building face.

A new five story stair enclosure has been constructed on the west end of the north elevation, and is inset from the west building face by a few feet. Adjacent to the west is a new one story storm shelter constructed of the same red, uneven (split-face) concrete block and both with flat roofs. The block and mortar closely match the color of the original building. The one story storm shelter extends further north than the stair enclosure by a few feet. The length of the stair enclosure is about half of the west section of the building and the storm shelter extends further east for the balance of the west section of the back elevation. There is one slab metal door providing access to the stair at the first floor level. A similar door provides access to the storm shelter and is immediately to the east of the stair door. There is a metal railing atop the storm shelter roof.

The balance of the first floor openings consist of, from west to east, a pair of windows just east of the end of the storm shelter addition, an expanse of brick before the next single window, a single door after another expanse of brick and finally another pair of windows after another expanse of brick. All of these openings, except for the easternmost pair of windows occur within the center section of the elevation; the easternmost pair of windows is situated on the west side of the east third of the elevation. All of the windows on the north elevation and the east and west sides of the insets match the clear finished, aluminum framed horizontal two-over-two hung windows of the façade and other elevations. There is no vertical alignment for any of the north facing windows with the exception of the third and fourth floor at the inset.

The center inset of the second floor has four hung windows occurring at regularly spaced intervals with the easternmost window near the east edge of the second floor inset. The additional inset on the east section of the building contains an additional two similar windows. Further east and no longer part of the inset, there are two additional similar individual window openings. There is a door on the east side of the west portion of the elevation that provides access to the roof of the new storm shelter.

The windows of the third and fourth floors are vertically aligned and consist of three individual windows at regularly spaced intervals on the north face of the inset and one window centered on the east section of the elevation.

The fifth floor has one window centered on the wall between the stair enclosure and the edge of the inset. There are four regularly spaced windows on the north face of the inset with the westernmost window occurring in the north facing wall of the additional inset balcony area.

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There are three windows on the east section also spaced at regular intervals with the center windows in vertical alignment with the second and third floor windows below.

Rounding the corner of the second floor inset from the west and on the east facing side of the inset is a single window. The third and fourth floor openings of the east facing side of the inset have one window near the north end and a pair of windows near the south end. These windows are in vertical alignment. The fifth floor has one window near the north end of the inset on the east side in vertical alignment with the floors below and one window near the south. There is another east facing window in the additional inset of the fifth floor.

The west facing side of the inset has vertically aligned openings for the third, fourth and fifth floors. There is a single window near the north end of the inset and a pair of windows at the southern end of the inset.

This elevation has no parapet. Instead the roofline along the north elevation and all sides of the inset is terminated by a continuous painted metal gutter. The roof of the second floor inset is also terminated by a metal gutter. Downspouts occur at each end of the east and west sections of the elevation. There is an additional gutter near the east end of the inset and a gutter for the second floor at the east end of the inset. The electrical utility lines enter the building near the east end at a height near the second floor.

East Elevation

The east (alley side) elevation has characteristics of both the façade and the west elevation including red wire cut brick with blonde brick bands. Similar to the north elevation, the first level brick wall is painted. This elevation also has the same blonde brick courses at the top of the wall including a slightly projecting rowlock brick cap. The east elevation does not have the concrete window hoods indicative of the south and west elevations. The original metal fire escape located on the south end of the elevation remains in place and is functional.

On the north end of the first level there are two of the typical clear finished aluminum framed windows in place on the rest of the building. Two aluminum louvers are set low in the wall with one between the two windows and the other between the south window and a slab door situated near the midpoint of the elevation's length.

On the second level, north of the fire escape there are four of the typical aluminum framed hung windows regularly spaced across the length of this portion of the elevation. An additional window, one of the smaller size is set between the second and third windows. The second floor landing of the fire escape extends further north than the upper levels. The southernmost window is located above this landing. South of the window is a metal slab door that provides access to the fire escape from the building interior. South of the door is a smaller opening typical of the smaller windows units, and it is bricked in. The southernmost window of the east elevation is set south of the fire escape. The third through fifth levels have the same number, size and type of windows and the door, in vertical alignment, as the second floor with the exception of the

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smaller unit. The southernmost opening at the fifth floor is a pair of windows centered on the single units below.

Interior

The original large (40 feet by 46 feet), open and column free, two-story hotel lobby remains intact including the large open stair between the lobby floor and the mezzanine on the west side. It is the most significant interior space of the building. Access to the restaurant space (historically and presently) is on the west and the other former retail and office spaces on the east is provided near the south end of the lobby. The original hotel service desk remains on the east side. It is positioned atop a terrazzo finished curb, clad with peach colored quarry tile and topped with a plastic laminate counter that extends a short distance beyond the tiled face of the desk. The original modestly sized and appointed elevator remains in its original location northeast of the hotel desk. The second floor is visible on three sides of the lobby as a mezzanine. The railings at the edge of the mezzanine are simple black painted flat metal shapes with two horizontal intermediate lines below a slightly larger rail of the same material and finish. The horizontal sections are evenly spaced for the height of the railing. Vertical supports of the same material and finish occur about every three feet. Clear glass guards accompany the historic railings. The stair railing design matches the material and finish of the mezzanine railings. Attached to the center of the ceiling is a large circular, black metal chandelier. The fixture is hung by a metal disc attached at the ceiling from which chains extend down and out to support the 20 bars radiating from the center, each supporting a lantern type light with two stacked golden globe shaped glass hurricanes. The middle of the chandelier is several cascading radial layers of curled metal straps. One long bent metal strap extends from the center for each light and terminates in a curl upward under the light. All but one of the glass globes are original. The lobby floor is terrazzo with a unique design of contrasting color insets depicting local ranch brands. The primary corridors, which run in the east west direction of levels two through five, retain their original nearly 10 foot width and eight foot height. The corridors turn into a "U" at the ends transforming into narrower, shorter secondary corridors. Plain 'slab' doors lead into the apartments units, which were historically hotel rooms.

Alterations

The façade and west elevation originally had storefronts that extended nearly their entire lengths. Later, much of the storefront had been infilled with brick or other materials. A recently completed rehabilitation project recovered the appearance of the storefront, including the colored structural glass, aided by historic photographs and original blueprints. At the time of rehabilitation, approximately only 20% of the original aluminum framed hung windows remained in place. The balance of the original windows had been replaced with a single fixed pane of tinted glass. All window openings received new windows closely resembling the original during the rehabilitation project resulting in the uniform appearance of the original horizontal two-over-two, clear finished, aluminum framed, hung windows.

The awnings on the façade and west elevation appear to be the original wood framed features. The awning roofs have been replaced and the undersides (ceilings) have been refurbished. The awning at the main hotel entrance may not be original based on the comparison with the special shape, length of projection and slanted pipe column supports visible in the historic photographs

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and no longer extant. The lobby clerestory, per the original drawings and historic photographs, was thick, translucent ribbed glass that had been replaced with aggregate textured plywood panels. The recent project replaced all of the wood infill with new flat, clear glass. A roof top sign of individual letters spelling out DALE HOTEL is visible in the historic photographs. The letters are no longer extant. The sign structure that supported the letters was in poor condition and was removed with the rehabilitation project.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

Period of Significance

1949-1950

Significant Dates

1950

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Williams, Louis C., Architect

Lewellen, E. A., Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Hotel Dale, located in downtown Guymon, Oklahoma, is eligible for the National Register of Historic Places at the local level under Criterion A for its association with community planning and development in Guymon. Constructed in 1949-1950, the building on the northwest end of Guymon's central business district was designed by Oklahoma City Architect Louis C. Williams for the ownership team of Jess Moore and E.A. Lewellen. The construction of the hotel marked the successful completion of a nearly five year long community effort led by the Chamber of Commerce to encourage economic growth in Guymon after World War II. Jess Moore, the operator of the Calmez Hotel in Clinton, Oklahoma, successfully negotiated with the Chamber committee to build the hotel with E.A. Lewellen, a local contractor. The 1949-1950 period of significance for the building spans the construction of the building and its initial operation as a hotel. While Hotel Dale served the community for many years, it made its greatest contribution to Guymon's community planning and development during its construction and opening.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Organic Act of 1890 identified the panhandle as part of Oklahoma Territory and the entire area was known as Beaver County up until the selection of delegates for the constitutional convention in preparations for statehood. The original town of Guymon was founded on 60 acres purchased as a speculative investment by Edward T. Guymon in the 1890s while living in Liberal in southwest Kansas.

E.T. Guymon later established a grocery store, bank, and lumber yard in the new town. The railroad came through town in 1900 and the Rock Island began regular service in 1901 leading to rapid growth. First named Sanford, the name was changed to Guymon to avoid confusion with Stratford, Texas. Because of Mr. Guymon's presence in the area already, the railroad sought to use Guymon as the town's new name. E. T. Guymon was the president of the Townsite Corporation. Along with newspaper publisher R. B. Quinn and surveyor T. O. James, the town of Guymon was platted.

Settlement in the panhandle was driven by agriculture and ranching, which began slowly. Land in the eastern part of the panhandle was more desirable than the more arid climate west. The population of then Beaver County (the entire panhandle) was indicated as 2,982 in 1891. The 1896 figure was reported as 4,778. As settlers began to "fill up the eastern end of the county," settlement moved westward. By 1905, in what became Texas County (the middle of three panhandle counties), settlement was well underway.² Guymon was designated the county seat of new Texas County.

² "Guymon" (unpublished manuscript), available Vertical files, Research Library, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma), n. d.

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The earliest industry in the panhandle land was ranching. Spurred by increased settlement, the agriculture industry grew, and at the turn of the 20th Century wheat was developing as the primary crop. Eighteen million bushels of wheat were reported to have been produced in a single year. Natural gas was discovered northwest of Guymon in 1926 on the Hovey Ranch and produced more than 12 million cubic feet daily. Later, the Jackson well, three miles north of Guymon, was producing more than 55 million cubic feet daily.³

By 1950, as the hotel was well under construction, the region's annual wheat crop was measuring 10 million bushels. Guymon's population in 1940 was reported as 2,295 and in 1950 the population had grown to 6,300.

Pioneer Days, an annual festival to celebrate those who came to settle the panhandle in the 1880's, brought tens of thousands of people to Guymon annually. In May of 1950, the Oklahoman reported that the upcoming event was likely to exceed the size of all previous years and Guymon was looking forward to 45,000 expected attendees.⁴ The first Pioneer Days festival was held on May 1, the anniversary of the Organic Act, during the depression in 1933, when city leaders were looking for ways to bring people to town. Not unlike the reason that the Chamber of Commerce sought to build a hotel after World War II, to stimulate the local economy.⁵

The first hotel in Guymon began with Mrs. Willoughby who opened a boarding house after coming to town in 1902. The Willoughby Hotel was later built in the same location. It was two stories tall and contained about 7,000 square feet. In 1930, the Chenault Hotel was located next door to the Willoughby. It was also two stories tall and contained about 5,000 square feet. By 1940 there were other hotels including the Park Hotel, the Pike Hotel, the Garst, the Gross Hotel, and the Broadway Hotel. There were also "court" hotels that were built during the 1940s.

However, community business leaders, through the Chamber of Commerce determined that a larger, more modern hotel was needed.⁶ In February of 1945, a committee of seven men was established and charged to raise funds and seek an interested builder. A \$25,000 goal was set for the initial fundraising effort. That sum did not attract any interested parties; the Chamber authorized the committee to double the amount and try again. Four years later after interviewing many contractors, the committee was beginning to consider giving the money back to the donors when Jess Moore, operator of the Calmez Hotel in Clinton, Oklahoma (demolished 2000) expressed his interest in building the hotel. Settling on the decision to purchase land owned by local lawyer and district Judge F. Hiner Dale that he had made available for the site of the hotel, the committee quickly (reportedly in nearly one day) raised the \$15,000 for its purchase. E.A. Lewellen, a local contractor, and partner Jess Moore, were selected to build and operate the

³ "Guymon" (*Panhandle Industries*, unpublished manuscript), available Vertical files, Research Library, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma), n. d.

⁴ *The Oklahoman*. March 26, 1950, Page 76.

⁵ "Guymon Pioneer Days Rodeo." Website

⁶ Nelson, Lou and Sides, Rachel. E ed. *Guymon area history, Centennial edition.*, Page 66.

Hotel Dale

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Name of Property

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hotel.⁷ Designed to be a thoroughly modern hotel, the building's structure would have steel columns, beams, joists and metal floor decks. The floor decks would be topped with concrete. The structural steel was provided by Capital Steel and Iron Company of Oklahoma City.

A contest soliciting ideas to name the hotel yielded nearly 500 entries. Several entries suggested Hotel Dale in honor of Judge Dale who had been involved in Guymon civic affairs since coming to town in 1906.⁸

The Oklahoman reported on March 26, 1950 "that the Dale hotel is the biggest commercial building in the three Panhandle counties. It is not the tallest structure...but the hotel stands out as the pride and joy of the town and the whole section." The article explained that the hotel's height would pale in comparison to that of the vast inventory of grain elevators in the region. It went on to report that the hotel was "the only new thing in Guymon."⁹ The Dale Hotel was declared the largest hotel on US Interstate Highway 54 between Wichita, Kansas and El Paso, Texas.¹⁰

Newspaper reports began anticipating the opening of the hotel as early as April 15, 1950 and in time for the annual Pioneer Days festival. Ultimately the dedication ceremony occurred on September 1, 1950. The original valuation of the hotel was \$625,000 when it opened.¹¹ The hotel had 100 rooms, a mezzanine, banquet rooms, a coffee shop, a café, beauty and barber shops and other features. Public and private dining rooms seating 120 combined, and a convention/ball room with a seating capacity of 300. There were 70 suites, each with a ceramic tiled bathroom.¹² Over the years, making use of the rental offices on the first and second levels, businesses located in the building included a home builder, a loan company, two real estate companies and the offices of Henry C. Hitch Ranch.

For more than the next 30 years the hotel was recognized as the "biggest commercial building in the three panhandle counties,"¹³ and it served the community by bringing in conferences contributing to the area economy. The goal of the post war community business leaders was realized. The Oklahoma Bar Association held its annual meeting at the Dale in 1954, attracting attendees from five neighboring states.¹⁴ Other conferences included the state banker's annual meeting and annual conventions for Oklahoma Garden Clubs. The Hotel Dale continued to be known as the largest and most modern hotel in Guymon into the 1960s¹⁵ and remained an important convention hotel hosting the State Garden Club Convention in 1973.¹⁶

Hotel Dale cycled through several different owners mostly moving from the heirs of the original owners to the operators of another local motel in 1963. Only thirteen years after its construction

⁷ Claycomb, Phyllis. "History of the Hotel Dale for No Man's Land Historical Society, Guymon Chapter."

⁸ Ibid.

⁹ *The Oklahoman*, March 26, 1950, Page 76.

¹⁰ *The Oklahoman*, October 13, 1963, Page 29.

¹¹ *The Oklahoman*, October 23, 1963, Page 33.

¹² *The Oklahoman*, October 13, 1963, Page 29.

¹³ *The Oklahoman*, March 26, 1950, Page 76.

¹⁴ *The Oklahoman*, May 6, 1954, page 36.

¹⁵ *The Oklahoman*, October 14, 1963, page 32

¹⁶ *The Oklahoman*, April 8, 1973, Page 21

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the hotel was put up for auction in 1963. Mr. and Mrs. E.E. McDaniel and Mr. and Mrs. Harold L. Sloan (operators) had purchased it from the estate of the late Jess Moore several months earlier.¹⁷ After offers to buy it from a number of parties didn't come to fruition, the McDaniels and Sloans sought to settle the matter once and for all through an auction, only to outbid all other offers and retain ownership for \$290,000. Auction advertising reported that the 1962 gross income and sales "exceeded \$172,000.00."¹⁸ The Dale Hotel closed in 1982 after the death of the McDaniels. It remained vacant until 1991 when it became an office supply store. The office supply store vacated the building in 2015 making way for a major rehabilitation project converting the use to apartments.

Hotel Dale is individually eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Community Planning and Development. With a planning process led by the local Chamber of Commerce, local business leaders and contributions from the local business community were able to raise funds for the purchase of the land for the hotel and oversee the construction and successful opening of the hotel, a five year long process, for the benefit of the town and the surrounding area. Other Oklahoma communities had pursued similar hotel developments, mostly during the 1920s, for the same purpose of stimulating the local economy including Mangum, Cushing, Durant, Enid and Alva. The later Hotel Dale project was a deliberate attempt by the Chamber of Commerce to stimulate community growth at the conclusion of World War II. The hotel also retains the distinction of being the tallest commercial building and the largest multistory hotel building in Guymon.¹⁹

¹⁷ *The Oklahoman*, October 14, 1963, page 32

¹⁸ *The Oklahoman*, October 13, 1963, Page 29.

¹⁹ A survey of hotels in Guymon included the newspaper account of other hotels in existence at the time of construction of the Dale Hotel and comparison of that information with the only available issuance of Sanborn maps for Guymon, 1930. The maps indicate only the Willoughby and the Chenault hotels on the southwest part of town away from the central business district. Of those, the most recent hotel was the Alexander Hotel which was moved from Texas in the 1940s and was reported to have been a military barracks. The Hotel Dale was modern in both time and amenities, most importantly air conditioning and the large gathering spaces that would serve the community. The next hotel to be constructed would not happen until the later 1970s with the Ambassador Inn. This motor hotel remains in service as a hotel and has 70 guest rooms. One other hotel was constructed in the mid-1990s and the remaining hotels all postdate the mid-2000s.

Hotel Dale
Name of Property

Texas County, OK
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Claycomb, Phyllis. *"History of the Hotel Dale for No Man's Land Historical Society, Guymon Chapter."* Guymon, Oklahoma., May 12, 2011.

Dixon, Gerald. *Panhandle history.* Guymon, Oklahoma: Northwest Flats Heritage, 1990

"Guymon." Available Vertical Files, Research Library, Oklahoma Historical Society, Oklahoma History Center, Oklahoma City, Oklahoma. No Date.

Guymon Daily Herald. February 24-25, 1990

"*Guymon, Oklahoma,*" unpublished article, E.T. Guymon, Jr., Oklahoma Historical Society Research Library Vertical file

Guymon Pioneer Days Rodeo

http://www.guymonrodeo.com/index.php?option=com_content&view=article&id=70&Itemid=74 (accessed December 4, 2013)

Nelson, Lou and Sides, Rachel. E ed. *Guymon area history, Centennial edition.* Guymon, Oklahoma: Guymon Centennial Committee; Guymon Chapter, No Man's Land Historical Society, 2001.

The Oklahoman. Oklahoma City, Oklahoma. Article search 1948-2015

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____ N/A _____

Hotel Dale
Name of Property

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10. Geographical Data

Acreeage of Property Less than One (1) Acre

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|-------------------------------|-------------------------------|
| 1. Latitude: 36.684102 | Longitude: -101.485501 |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Verbal Boundary Description (Describe the boundaries of the property.)

Lots 13-15, Block 25, Original Township, Guymon, Texas County, Oklahoma

Boundary Justification (Explain why the boundaries were selected.)

The boundaries include the extent of the property historically associated with the Hotel Dale.

11. Form Prepared By

name/title: Ms. Catherine Montgomery AIA, President
organization: Preservation and Design Studio, PLLC
street & number: 11 North Lee Avenue, Suite 310
city or town: Oklahoma City state: OK zip code: 73102
e-mail: cm@panddstudio.com
telephone: (405) 601-6814
date: March 3, 2016

Hotel Dale
 Name of Property

Texas County, OK
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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: **Hotel Dale**
 City or Vicinity: **Guymon**
 County: **Texas** State: **Oklahoma**
 Photographer: **Sara Werneke, Preservation and Design Studio, PLLC**
 Date Photographed: **February 4, 2016**

Description of Photograph(s) and number, include description of view indicating direction of camera:

Number	Subject	Direction
0001	Façade (right)and West Side (left)	Northeast
0002	Detail: Façade (right) and West Side (left)	Northeast
0003	Back (right) and East Side (left)	Southwest
0004	Façade (left) and East Side (right)	Northeast
0005	Detail: Façade Entrance	North
0006	Lobby	Southeast

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel Dale
Name of Property
Texas County, Oklahoma
County and State
N/A
Name of multiple listing (if applicable)

Section number 10 Page 1

Location: Map



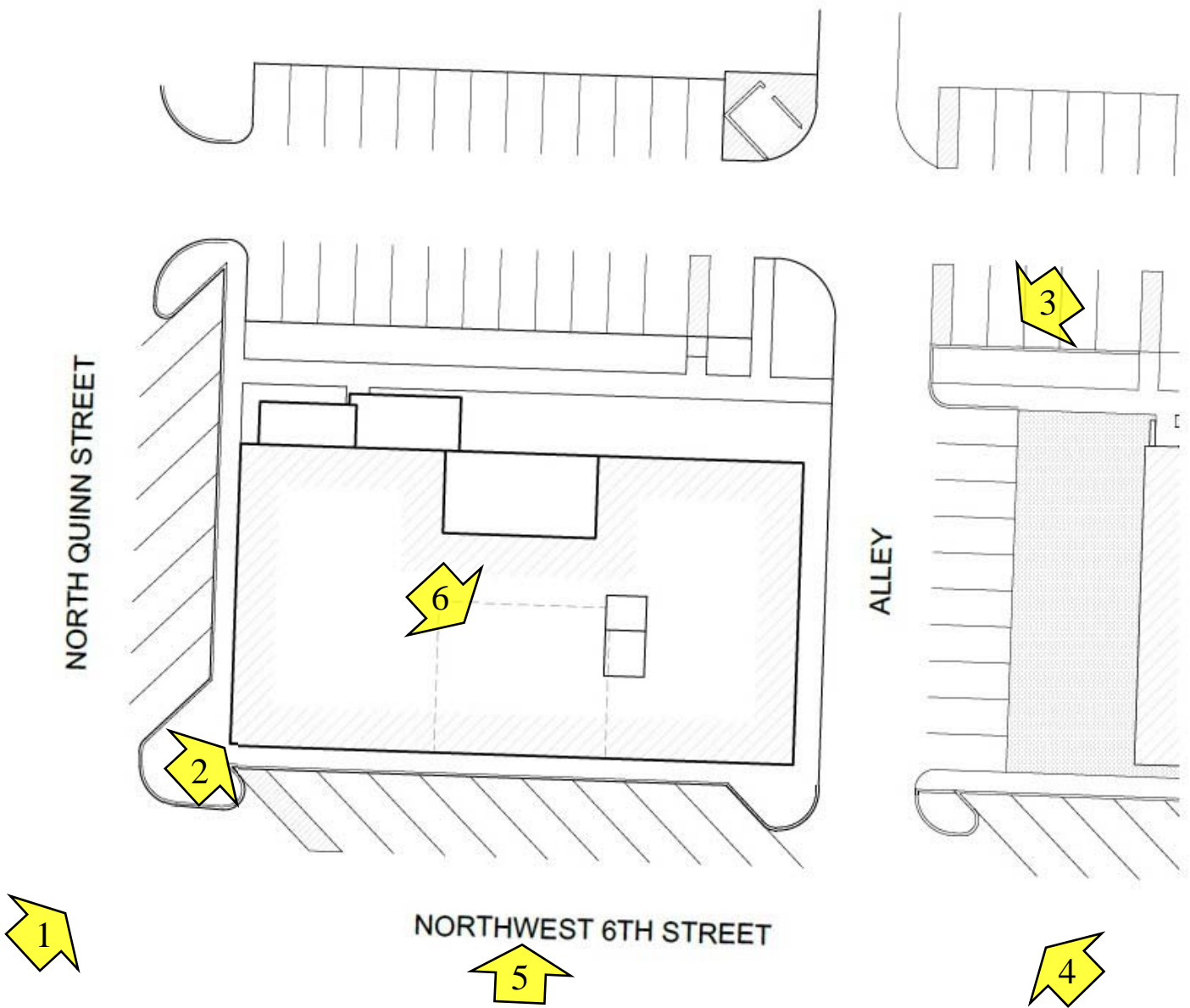
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Hotel Dale
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N/A
Name of multiple listing (if applicable)

Section number 11 Page 1

Key for Photographs











A four-story brick building with a fire escape on the right side. The building features horizontal bands of lighter-colored bricks and numerous windows. The ground floor has a large glass entrance area. A yellow sign in the window reads "NOW LEASING".

A black metal fire escape with multiple landings and stairs, attached to the side of the brick building.

Two white pickup trucks parked in a lot to the left of the building.

A white pickup truck with a utility rack on the back, parked in the foreground.

A dark blue SUV parked in the foreground.

A white pickup truck with a blue crane or lift on the back, parked in the background.

A motorcycle parked on the sidewalk to the right.

A tall, black street lamp located on the right side of the image.

A smaller, single-story building with a corrugated metal roof and light-colored siding, located in the background to the right.



NOW
LEASING
580-338-8771



Oklahoma Historical Society

Founded May 27, 1893

State Historic Preservation Office

Oklahoma History Center • 800 Nazih Zuhdi Drive • Oklahoma City, OK 73105-7917
(405) 521-6249 • Fax (405) 522-0816 • www.okhistory.org/shpo/shpom.htm

RECEIVED 2280

APR 29 2016

Nat. Register of Historic Places
National Park Service

April 25, 2016

J. Paul Loether, Deputy Keeper and Chief
National Register and National Historic Landmark Programs
National Park Service 2280, 8th floor
1201 "I" (Eye) Street, NW
Washington D.C. 20005

Dear Mr. Loether:

We are pleased to transmit three National Register of Historic Places nominations for Oklahoma properties. The nominations are for the following properties:

Carrier Congregation Church, Carrier, Garfield County
Hotel Dale, Guymon, Texas County
Dunbar School, Atoka, Atoka County
Edmond Ice Company, Edmond, Oklahoma County
Electric Transformer House, Oklahoma City, Oklahoma County
Oakland School, Oakland, Marshall County
Sunshine Cleaners, Oklahoma City, Oklahoma County
Tiffany House, Oklahoma City, Oklahoma County

The member of the Historic Preservation Review Committee (state review board), professionally qualified in the fields of pre-historic archeology was absent from the public meeting at which each of these nominations was considered and the recommendation to the State Historic Preservation Officer was formulated. However, the member possessing the requisite professional qualifications for evaluation of each nominated property was present and participated in the recommendation's formulation.

We look forward to the results of your review. If there may be any questions, please do not hesitate to contact either Lynda S. Ozan of my staff or myself.

Sincerely,

Melvena Heisch
Deputy State Historic
Preservation Officer

MKH:iso

Enclosures